088.0	0003	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,600 /	650,600
					USE VALUE:	650,600 /	650,600
					ASSESSED:	650,600 /	650,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIS HELENA/ETAL
Owner 2:	KRUEZ RICHARD J
Owner 3:	
Street 1:	47 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,005 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7005.000	209,500		441,100	650,600
Total Card	0.161	209,500		441,100	650,600
Total Parcel	0.161	209,500		441,100	650,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.49 | /Parcel: 507.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55923
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!7170!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0003-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,700	0	7,005.	441,100	650,800	650,800	Year End Roll	12/18/2019
2019	101	FV	164,300	600	7,005.	447,400	612,300	612,300	Year End Roll	1/3/2019
2018	101	FV	164,300	600	7,005.	334,000	498,900	498,900	Year End Roll	12/20/2017
2017	101	FV	164,300	600	7,005.	302,500	467,400	467,400	Year End Roll	1/3/2017
2016	101	FV	164,300	600	7,005.	289,900	454,800	454,800	Year End	1/4/2016
2015	101	FV	163,500	700	7,005.	245,800	410,000	410,000	Year End Roll	12/11/2014
2014	101	FV	163,500	700	7,005.	233,200	397,400	397,400	Year End Roll	12/16/2013
2013	101	FV	163,500	700	7,005.	221,800	386,000	386,000		12/13/2012

PRINT

Date	Time
12/10/20	21:50:38

LAST REV

Date	Time
07/17/19	11:55:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7170

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUTONE MARIO/ET	26535-94		7/30/1996		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	55923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2000	249	Addition	24,780	O				19X21 ADDITION-1 S

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	189	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
1/27/2000	Meas/Inspect	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7005		Sq. Ft.	Site		0	70.	0.90	5									441,104						441,100	

Total AC/HA: 0.16081 | Total SF/SM: 7005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,104 | Spl Credit | Total: 441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95231944
Adj $ / SQ:	122.135
Other Features:	72250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257371
Depreciation:	47871
Depreciated Total:	209500

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

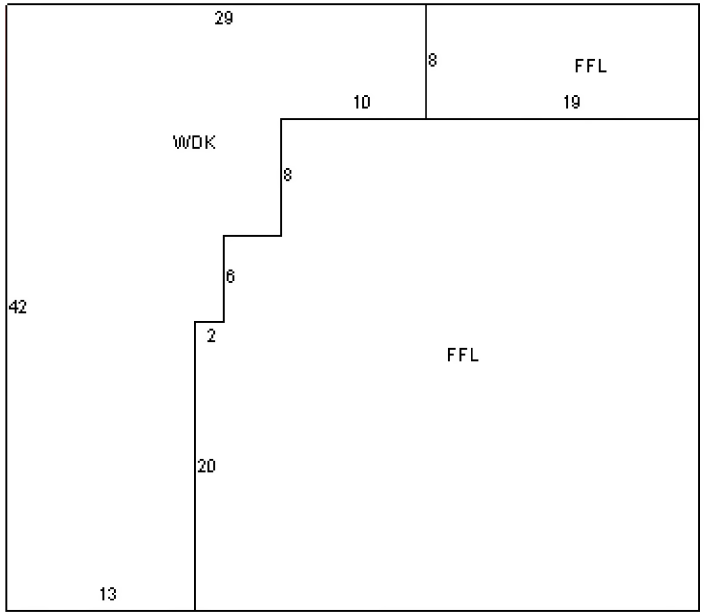
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.35
Special Features:	0	Val/Su Net:	103.92
Final Total:	209500	Val/Su SzAd	163.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	122.130	156,577
WDK	Deck	734	7.010	5,146

Net Sketched Area:	2,016		Total:	161,723	
Size Ad	1282	Gross Are	2016	FinArea	1282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0003-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	